125.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,098,500 / 1,098,500
					USE VALUE:	1,098,500 / 1,098,500
					ASSESSED:	1,098,500 / 1,098,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DISTASIO BRIAN & LAURA M
Owner 2:	
Owner 3:	
Street 1:	14 WILDWOOD AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DISTASIO BRIAN & LAURA M -
Owner 2:	-
Street 1:	14 WILDWOOD AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 3065 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6500.000	545,000		553,500	1,098,500
Total Card	0.149	545,000		553,500	1,098,500
Total Parcel	0.149	545,000		553,500	1,098,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.40 | /Parcel: 358.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 80174
GIS Ref:
GIS Ref:
Insp Date: 11/17/17

!9662!

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	545,200	0	6,500.	553,500	1,098,700	1,098,700	Year End Roll	12/18/2019
2019	104	FV	420,600	0	6,500.	584,300	1,004,900	1,004,900	Year End Roll	1/3/2019
2018	104	FV	420,000	0	6,500.	430,500	850,500	850,500	Year End Roll	12/20/2017
2017	104	FV	393,500	0	6,500.	412,100	805,600	805,600	Year End Roll	1/3/2017
2016	104	FV	393,500	0	6,500.	381,300	774,800	774,800	Year End	1/4/2016
2015	104	FV	349,900	0	6,500.	319,800	669,700	669,700	Year End Roll	12/11/2014
2014	104	FV	349,900	0	6,500.	312,400	662,300	662,300	Year End Roll	12/16/2013
2013	104	FV	364,400	0	6,500.	297,700	662,100	662,100		12/13/2012

PRINT

Date	Time
12/11/20	00:06:23

LAST REV

Date	Time
01/17/18	11:24:42

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9662

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DISTASIO BRIAN	62656-330		9/19/2013	Convenience	99	No	No		
ROSS BRUCE C/ L	62656-327		9/19/2013	Estate/Div	406,667	No	No		D.O.D. BRUCE ROSS 8/27/2012.
ROSS BRUCE C,	59408-579		6/28/2012	Convenience	99	No	No		
	14557-179		3/1/1982		99	No	No		A

USER DEFINED

Prior Id # 1:	80174
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
2/23/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	266	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6500		Sq. Ft.	Site		0	90.	0.95	10									553,498						553,500	

Total AC/HA: 0.14922 | Total SF/SM: 6500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 553,498 | Spl Credit | Total: 553,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02960944
Const Adj.:	0.98990101
Adj $ / SQ:	173.266
Other Features:	109575
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	789880
Depreciation:	244863
Depreciated Total:	545017

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 6 | Baths: 2 | HB

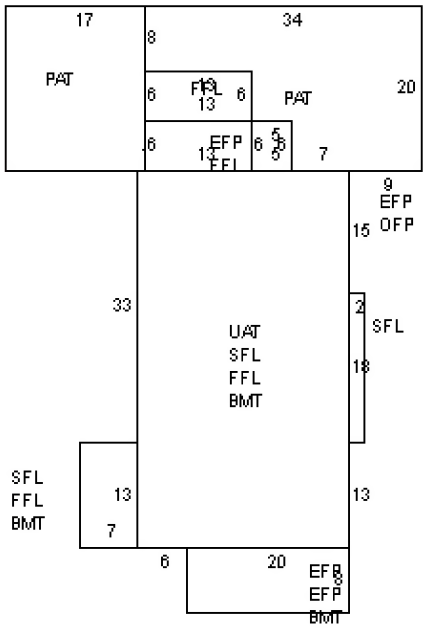
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	190.59
Special Features:	0	Val/Su Net:	93.90
Final Total:	545000	Val/Su SzAd	197.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,447	51.980	75,215
FFL	First Floor	1,443	173.270	250,023
SFL	Second Floor	1,323	173.270	229,231
PAT	Patio	834	2.670	2,229
EFP	Enclos Porch	428	33.250	14,230
UAT	Upper Attic	299	121.290	36,265
OFP	Open Porch	30	43.560	1,307
	Net Sketched Area:	5,804	Total:	608,500
Size Ad	2766	Gross Are	6701	FinArea 3065

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 125.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: